



An
Bord
Pleanála

Board Order ABP-316102-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 22/60023

Appeal by Michael and Sinitta Ward care of Adrian Hennessy of 21 Ballymorris Manor, Portarlinton, County Laois against the decision made on the 21st day of February, 2023 by Kilkenny County Council to refuse permission.

Proposed Development: Retention of static mobile home, caravan, internal site wall and all associated site works at Fairgreen, Ballyragget, County Kilkenny.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the prominent and central location of this site at the Fairgreen within the development settlement boundary of Ballyragget, bordered by existing residential developments, it is considered that the temporary nature and design of the static mobile home, caravan and associated works are out of character with the existing form of development in the area, would give rise to the creation of haphazard development within the settlement boundary and would set an undesirable precedent for similar style developments on the site and in the area generally. The development proposed to be retained would be contrary to policy as set out under section 4.6 of the Kilkenny City and County Development Plan 2021-2027 'to ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high-quality living environment'. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *1st* day of *October* 2024.